

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

ENTERED

June 14, 2024

Nathan Ochsner, Clerk

IN RE: § CASE NO: 23-34815  
GALLERIA 2425 OWNER, LLC, §  
§  
§  
§  
§  
Debtor. §  
§  
CHAPTER 11

## **HEARING ORDER**

The Court notes that various hearings/motions are scheduled on June 17, 2024, in this case. To aid counsel and witnesses the Court issues this hearing order.

The Court intends to call and hear matters in this order.

- (1) Motion of Trustee for Protective Order (ECF No. 467).
- (2) Motion to Prohibit Credit Bidding (ECF No. 353), Objection of National Bank of Kuwait, S.A.K.P. (ECF No. 455). This hearing will conclude on June 17, 2024. Parties and witnesses are **advised to be available outside of regular business hours on June 17, 2024**.
- (3) Plan Confirmation (ECF 194), Objection of City of Houston, Houston Community College System and Houston Independent School District (ECF No. 286), Objection of CC2 TX, LLC (ECF No. 454), Objection by Debtor (ECF No. 409), Objection by 2425 WL, LLC (ECF No. 401).

Parties are additionally notified that if the Court hearings are not concluded on June 17, 2024, they will resume at 9:00 a.m. **on the Federal Holiday of June 19, 2024.**

Parties may appear in person in the Houston Division or remotely by video and telephone. Connection instructions are available on the Court's website;<sup>1</sup> however, the hearings will not be delayed or postponed due to technical difficulties, failure to remotely connect by video or telephone, disconnections, or sound difficulties. Excessive background noise is not allowed, and the Court will disconnect any parties whose telephone connection interrupts the scheduled hearing. Parties are encouraged to mute telephones except while speaking on the record. You may test video and telephone connections prior to any scheduled hearing. Headsets are recommended, the use of speaker phones and cell phones are discouraged but not disallowed. Parties may email [mario\\_rios@txs.uscourts.gov](mailto:mario_rios@txs.uscourts.gov) to schedule video and telephone testing.

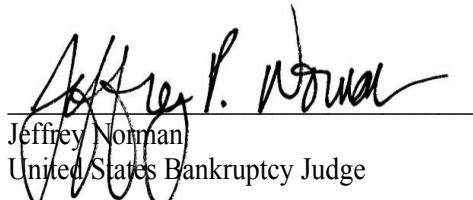
Exhibits must be filed on CM/ECF, referenced by CM/ECF number during testimony, and must be presented electronically by the proponent. The Court will not present your exhibits. Paper exhibits are not allowed.

<sup>1</sup> <https://www.txs.uscourts.gov/page/united-states-bankruptcy-judge-jeffrey-p-norman>

All parties shall appear by separate video and telephone connections. Witnesses shall be isolated from all parties and may not reference electronic or written materials that are not presented electronically via the Court's electronic evidence system or via gotomeeting. The Court reserves the right to strike the testimony of any witness for any violation.

**SO ORDERED.**

SIGNED 06/14/2024

  
\_\_\_\_\_  
Jeffrey Notman  
United States Bankruptcy Judge

United States Bankruptcy Court  
Southern District of TexasIn re:  
Galleria 2425 Owner, LLC  
Azeemeh Zaheer  
DebtorsCase No. 23-34815-jpn  
Chapter 11District/off: 0541-4  
Date Rcvd: Jun 14, 2024User: ADIuser  
Form ID: pdf002Page 1 of 4  
Total Noticed: 12

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**CERTIFICATE OF NOTICE****Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 16, 2024:**

Recip ID	Recipient Name and Address
db	+ Galleria 2425 Owner, LLC, 1001 West Loop South 700, Houston, TX 77027-9084
cr	+ 2425 WL, LLC, 2425 West Loop South 11th floor, Houston, TX 77027-4304
cr	+ Ali Choudhri, 24256 West Loop South, 11th Floor, Houston, TX 77027
cr	+ Arin-Air Inc., c/o Smith & Cerasuolo, LLP, 7500 San Felipe, Suite 777, Houston, TX 77063-1709
cr	+ CC2 TX, LLC, c/o Howard Marc Spector, Spector & Cox, PLLC, 12770 Coit Road Suite 850, Dallas, TX 75251-1364
cr	+ Hayward PLLC, c/o Melissa Hayward, 10501 N. Central Expy., Ste. 106, Dallas, TX 75231-2203
cr	+ Jetall Companies, Inc., 1001 W. Loop South, Suite 700, Houston, TX 77027-9033
cr	+ Rodney Drinon, McCathern Houston, 2000 W Loop S, Ste. 1850, Houston, TX 77027-3744

TOTAL: 8

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: houston_bankruptcy@LGBS.com	Jun 14 2024 20:15:00	City of Houston, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: taxbankruptcy.cao@harriscountytx.gov	Jun 14 2024 20:15:00	Harris County, ATTN: Property Tax Division, Harris County Attorney's Office, P.O. Box 2928, Houston, TX 77252-2928, UNITED STATES
cr	Email/Text: houston_bankruptcy@lgb.com	Jun 14 2024 20:15:00	Houston Community College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: houston_bankruptcy@LGBS.com	Jun 14 2024 20:15:00	Houston ISD, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064

TOTAL: 4

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
aty		Jack Rose
cr		2425 West Loop, LLC
dft		Azeemeh Zaheer
intp		Landry's Inc.
cr		National Bank of Kuwait, S.A.K.P., New York Branch
cr		Sonder USA Inc.

TOTAL: 6 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

**NOTICE CERTIFICATION**

District/off: 0541-4

Date Recd: Jun 14, 2024

User: ADIuser

Form ID: pdf002

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Total Noticed: 12

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 16, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 14, 2024 at the address(es) listed below:**

<b>Name</b>	<b>Email Address</b>
Andrew M. Troop	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Andrew M. Troop	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Andrew M. Troop	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Broocks Wilson	on behalf of Creditor Sonder USA Inc. mack.wilson@keanmiller.com
Charles Clayton Conrad	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Charles Clayton Conrad	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Charles Clayton Conrad	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Christopher R Murray	on behalf of Trustee Christopher R Murray chris@jonesmurray.com 9799263420@filings.docketbird.com
Christopher R Murray	chris@jonesmurray.com crm@trustesolutions.net
D. Hunter Polvi	on behalf of Plaintiff Naissance Galleria LLC polvih@passmanjones.com
David Neal Stern	on behalf of Creditor 2425 WL LLC dstern@bn-lawyers.com, plevine@bn-lawyers.com;cchristensen@bn-lawyers.com;mcalderon@bn-lawyers.com
David W Tang	on behalf of Defendant Azeemeh Zaheer airtang@gmail.com
Gary F Cerasuolo	on behalf of Creditor Arin-Air Inc. gary.cerasuolo@sbcglobal.net
Howard Marc Spector	on behalf of Creditor CC2 TX LLC hspector@spectorcox.com, sshank@spectorcox.com;ahawkins@spectorcox.com;slthorn@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com;sarah@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com
James Q. Pope	on behalf of Debtor Galleria 2425 Owner LLC ecf@thepopelawfirm.com, jpope@jubileebk.net
James Q. Pope	on behalf of Plaintiff Galleria 2425 Owner LLC ecf@thepopelawfirm.com jpope@jubileebk.net
James Q. Pope	

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on behalf of Plaintiff Naissance Galleria LLC ecf@thepopelawfirm.com, jpope@jubileebk.net

James Robert MacNaughton on behalf of Creditor 2425 West Loop LLC robert@porterpowers.com

Jana Smith Whitworth on behalf of U.S. Trustee US Trustee jana.whitworth@usdoj.gov

Jeannie Lee Andresen on behalf of Creditor City of Houston houston\_bankruptcy@lgb.com chymel@dorelaw.com

Jeannie Lee Andresen on behalf of Creditor Houston Community College System houston\_bankruptcy@lgb.com chymel@dorelaw.com

Jeannie Lee Andresen on behalf of Creditor Houston ISD houston\_bankruptcy@lgb.com chymel@dorelaw.com

Jeffrey W Steidley on behalf of Plaintiff Ali Choudhri Jeff@texlaw.us

Jeffrey W Steidley on behalf of Debtor Galleria 2425 Owner LLC Jeff@texlaw.us

Jennifer Lea MacGeorge on behalf of Creditor Jetall Companies Inc. jmac@jlm-law.com

Jennifer Lea MacGeorge on behalf of Plaintiff Naissance Galleria LLC jmac@jlm-law.com

Kyung Shik Lee on behalf of Plaintiff Christopher Murray kslee50@gmail.com Courtnotices@kasowitz.com

Kyung Shik Lee on behalf of Trustee Christopher R Murray kslee50@gmail.com Courtnotices@kasowitz.com

Lloyd A. Lim on behalf of Creditor Sonder USA Inc. lloyd.lim@keanmiller.com rachel.kubanda@keanmiller.com;teresa.miller@keanmiller.com;mack.wilson@keanmiller.com; michelle.friery@keanmiller.com

Mark Edwin Smith on behalf of Creditor 2425 WL LLC msmith@porterhedges.com

Melissa S Hayward on behalf of Creditor Hayward PLLC MHayward@HaywardFirm.com Mholmes@HaywardFirm.com

Patrick L Hughes on behalf of Interested Party Landry's Inc. hughesp@haynesboone.com kenneth.rusinko@haynesboone.com;patrick.hughes@haynesboone.com;jodi.valencia@haynesboone.com

R. J. Shannon on behalf of Plaintiff Christopher Murray rshannon@shannonlellp.com rshannon@shannonlellp.com;7044075420@filings.docketbird.com

R. J. Shannon on behalf of Trustee Christopher R Murray rshannon@shannonlellp.com rshannon@shannonlellp.com;7044075420@filings.docketbird.com

Reese W Baker on behalf of Plaintiff Galleria 2425 Owner LLC courtdocs@bakerassociates.net i.go@bakerassociates.net;igotnotices@gmail.com;courtdocsr.baker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net

Reese W Baker on behalf of Debtor Galleria 2425 Owner LLC courtdocs@bakerassociates.net, i.go@bakerassociates.net;igotnotices@gmail.com;courtdocsr.baker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net

Reese W Baker on behalf of Attorney Jack Rose courtdocs@bakerassociates.net i.go@bakerassociates.net;igotnotices@gmail.com;courtdocsr.baker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net

Rodney Lee Drinon on behalf of Creditor Rodney Drinon rdrinon@mccatherlnlaw.com eutermohlen@mccatherlnlaw.com;snunez@mccatherlnlaw.com;dclark@mccatherlnlaw.com;dchester@mccatherlnlaw.com

Rodney Lee Drinon on behalf of Defendant Azeemeh Zaheer rdrinon@mccatherlnlaw.com eutermohlen@mccatherlnlaw.com;snunez@mccatherlnlaw.com;dclark@mccatherlnlaw.com;dchester@mccatherlnlaw.com

Ryan Steinbrunner on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch ryan.steinbrunner@pillsburylaw.com

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Susan R. Fuertes

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Tara L Grundemeier

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Tara L Grundemeier

on behalf of Creditor Houston Community College System houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor City of Houston houston\_bankruptcy@lgbs.com

US Trustee

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TOTAL: 49